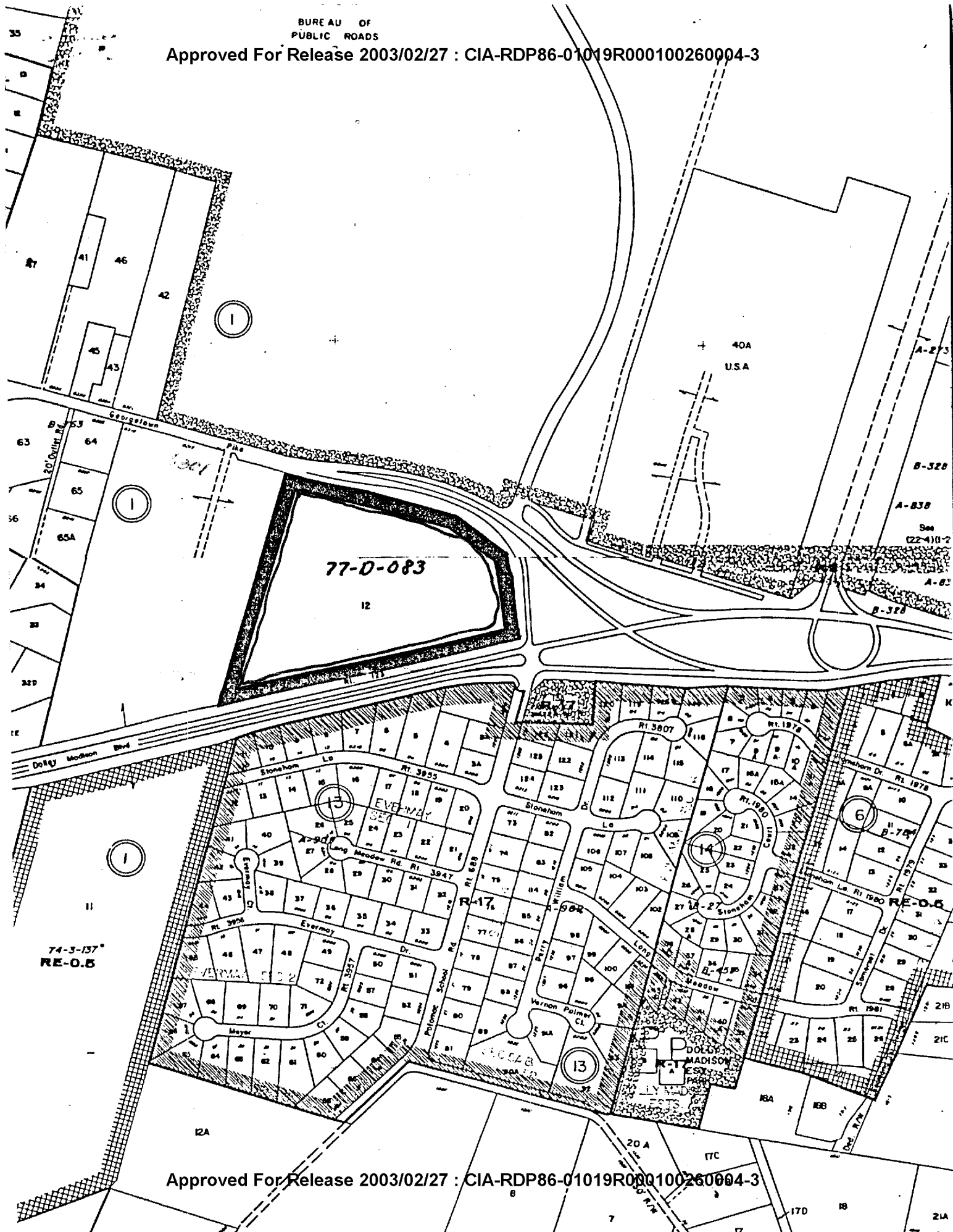
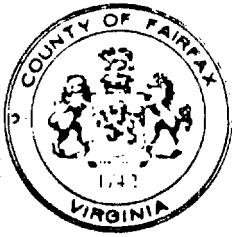


Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3



Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3



APPLICATION NUMBER 77-D-083

DRANESVILLE DISTRICT

STAFF REPORT

Applicant: Barbara A. May

Present Zoning: RE-1

Requested Zoning: R-12.5

Proposed Use: Single family residential

Subject Parcels: 31-1 ((1)) 12

Acreage: 14.5401

Application Filing Date: August 9, 1977

Planning Commission Hearing Date: February 9, 1978

Board of Supervisors Hearing Date: March 20, 1978

Staff Recommendation: The staff recommends that the Zoning Ordinance, as it relates to the subject property, be amended from the RE-1 District to the R-12.5 District subject to the conditions already proffered and to proffer of the additional development conditions listed in the final section of this report pursuant to Virginia Code 15.1-491(a).

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any of the referenced proffers, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.



Number: 77-D-083
 Acreage: 14.5401
 From: RE-1
 To: R-12.5

District: Dranesville
 Section Sheet: 31-1
 Subdivision: ((1))
 Lot: 12

Applicant: Barbara A. May





REZONING APPLICATION

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3

Number: 77-D-083

District: Dranesville

Acreage: 14.5401

Section Sheet: 31-1

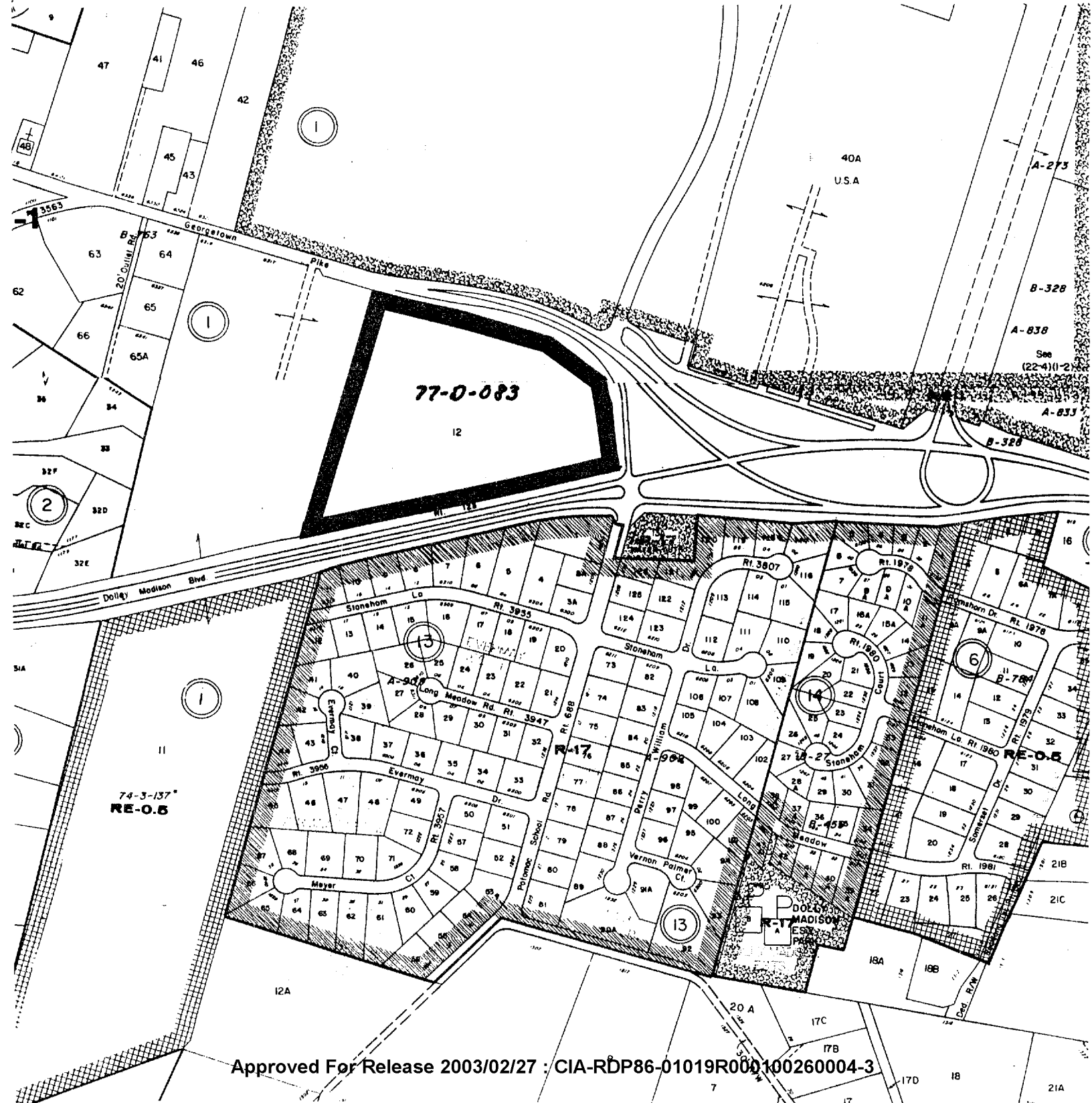
From: RE-1

Subdivision: ((1))

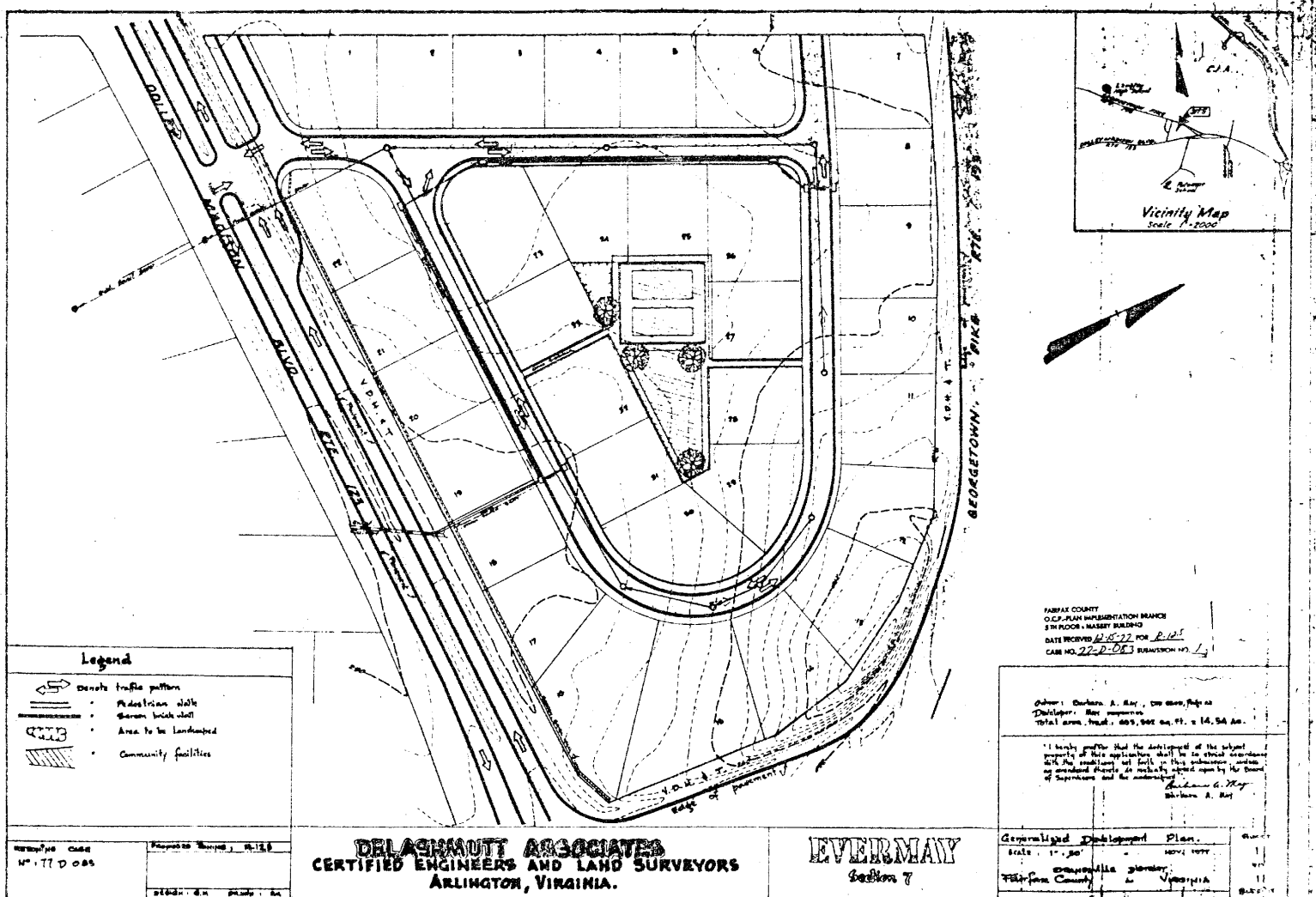
To: R-12.5

Lot: 12

Applicant: Barbara A. May



Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3



A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT

LOCATION AND CHARACTER OF AREA

The property within this application is located immediately west of the intersection of Georgetown Pike, Route 193, and Dolley Madison Boulevard, Route 123. The parcel consists of open fields except for mature trees near the single residence.

The surrounding area includes the Evermay subdivision to the south, zoned and developed in the R-17 District; a subdivision now under construction in the RE-0.5 District to the southwest; and a parcel of approximately equal size with a single family residence zoned RE-1 on the west. North across Georgetown Pike is an active recreational area on the front of a large tract belonging to the federal government.

COMPREHENSIVE PLAN RECOMMENDATIONS

This application is located in the Kirby Community Planning Sector of the McLean Planning District in Area II. The site is not specifically addressed within the plan, but is covered by the general statement: "To preserve the residential nature of this sector, infill in this sector should be primarily single family detached." (p. II-II-15) The comprehensive plan map recommends development in the range 2-3 dwelling units/acre.

DESCRIPTION OF APPLICATION

The applicant requests the rezoning of this 14.5401 acre parcel of RE-1 zoned land (single family residential development at one dwelling unit/acre) to the R-12.5 District (single family residential development on lots averaging at least 12,500 sq. ft.). The development plan is proffered to a total of 33 dwellings, a density of 2.27 du/ac. Additional development data is at Appendix 2.

PUBLIC FACILITIES ANALYSIS

Transportation

This site has the potential for generating about 115 vehicles per day (vpd) at its existing RE-1 zoning, 295 vpd if it develops in accordance with the development plan submitted, and 395 vpd if it were to develop at the maximum density recommended in the Comprehensive Plan, 3 du/ac. The only nearby rezoning application, 74-3-137, now under construction across Dolley Madison Boulevard to the south,

will contribute an additional approximately 485 vpd to this portion of Route 123.

The trips generated by the subject application would impact Dolley Madison Boulevard primarily. At some future date a connection provided through the adjacent property will also provide access to Georgetown Pike. The most recent VDH&T traffic counts (1976) for these roads are:

<u>Route</u>	<u>Vehicles Per Day</u>
Dolley Madison Boulevard (Rt.123)	
Old Dominion Drive to Georgetown Pike	28,350
Georgetown Pike to Glebe Road	31,940
Georgetown Pike (Rt.193)	
Dolley Madison Boulevard to the Beltway	9,145

Dolley Madison Boulevard is a four lane divided facility which is estimated to be operating at level of service D in the section just west of the site and level E to the east. Georgetown Pike is a two lane facility lacking in pavement width, shoulder width and adequate alignment. The limited passing sight distance, low operating speed, and high traffic volume result in an estimated level of service E on this road.

The transportation element of the Countywide Plan recommends that the following projects be implemented in the vicinity of the subject site:

- o Additional lanes to be reserved for buses be constructed along Dolley Madison Boulevard between Georgetown Pike and the George Washington Memorial Parkway.
- o A fringe parking lot near the intersection of Dolley Madison Boulevard and Georgetown Pike.
- o Improvement of Georgetown Pike to current two lane facility standards between Dolley Madison Boulevard and the Capital Beltway. This project is included in Stage II (preliminary engineering) of the Recommended Program of Improvements. The current VDH&T program does not include any projects in this area of the County.

Sanitary Sewer

The subject property is located in the Pimmit Run Watershed, and would be sewerred into the Blue Plains Treatment Plant. Based upon current and committed flow, excess capacity is

available at this time. For purposes of this report, committed flow shall be deemed as active and valid building permits in accordance with the context of the Blue Plains Agreement of 1974.

Phase I of an engineering study is currently underway to provide from 4 to 10 million gallons per day from a pumpdown to the Southern County facilities by the end of 1979.

A 21 inch sewer line located approximately 120 feet from the property is adequate for the proposed use.

Water Service

The parcel is located in franchise area of the Falls Church Water Authority. A 24 inch water line located along the north side of Georgetown Pike has adequate capacity and water pressure to serve the proposed development.

Schools

A comparison of the student population estimated to be generated by the 33 single family homes shown on the development plan and the 15 single family dwellings possible under the current zoning reveals a net increase of 17 students. The estimates are:

<u>Level</u>	<u>Estimate of Students Generated</u>	<u>Estimate Under Current Zoning</u>	<u>Increase</u>
Elementary	.417 x 33 = 14	6	8
Intermediate	.153 x 33 = 5	2	3
High	.328 x 33 = <u>11</u>	<u>5</u>	<u>6</u>
	30	13	17

The schools which serve this property, their current capacity, September 1977 enrollment and projected fall 1978 enrollment are:

<u>Schools</u>	<u>Program Capacity</u>	<u>Sep '77 Enrollment</u>	<u>Proj. '78 Enrollment</u>
Sherman Cooper Elementary	488	474	475
Cooper Intermediate	1,000	951	894
Langley High	2,000	2,347	2,371

It is apparent that an overenrolled condition presently exists and is projected for next year at the high school level. A boundary change may be made to alleviate this situation.

Parks

Residents on this property will be proximate to Dranesville District Park, Pimmit Run Stream Valley Park, and the Turkey Run Park. In addition the proffered development plan provides two centrally located tennis courts and a small park area suitable for either active or passive recreation.

The Fairfax County Park Authority staff, in reviewing this application, has indicated that open space on the property should be dedicated to a homeowners' association. The Park Authority memorandum also requests construction of countywide trail segments planned along both Georgetown Pike and Dolley Madison Boulevard. However, the approved McLean Trails Plan locates only the Dolley Madison trail on this property, (p. II-PF-12). The Park Authority memorandum is Appendix 3.

Libraries

Residents at this location can be adequately served by the Dolley Madison Library in McLean approximately one mile to the west.

Fire Service

To be adequately protected under Fairfax County Fire and Rescue Services' standards, this type of residential development should be no more than three miles from a properly staffed fire station. The property is 1.8 miles from the McLean Fire Department, Company Number 1.

The Fire and Rescue Services states that fire protection should be adequate when the McLean Fire Department is adequately staffed.

SITE AND DEVELOPMENT PLAN ANALYSIS

Geology

The parcel is located in the Piedmont geologic province. No regional aquifer or significant mineral resources are known to be associated with the parcel.

Topography

From a high point in the northeast corner, the property slopes gently to the south and west at gradients ranging from about

Soils

The property consists of Worsham (8), Glenville (10), Meadowville (20), and Glenelg (55) soils. The Worsham, Glenville, and Meadowville soils cover the majority of the site and have a high water table and poor to marginal rating for supporting dwellings. Foundations will have to be engineered to overcome these constraints and these areas are not suitable for basements. No major problems exist with the Glenelg soil areas on this site.

Hydrology

The property drains south into a culvert under Dolley Madison Boulevard, through an existing subdivision and eventually into Pimmit Run. Drainage controls as determined by DEM will be necessary to insure protection of developed properties to the south.

Vegetation and Wildlife

The parcel consists of open farm fields and a homesite with various large shade trees and ornamentals surrounding the existing dwelling. Although the majority of the large shade trees are rotted and probably not worth retaining, the smaller shade trees and ornamentals (spruce, boxwood, holly) should be saved if possible.

Air Quality Considerations

New development as envisioned in this application will not violate current air quality standards.

Noise Pollution Considerations

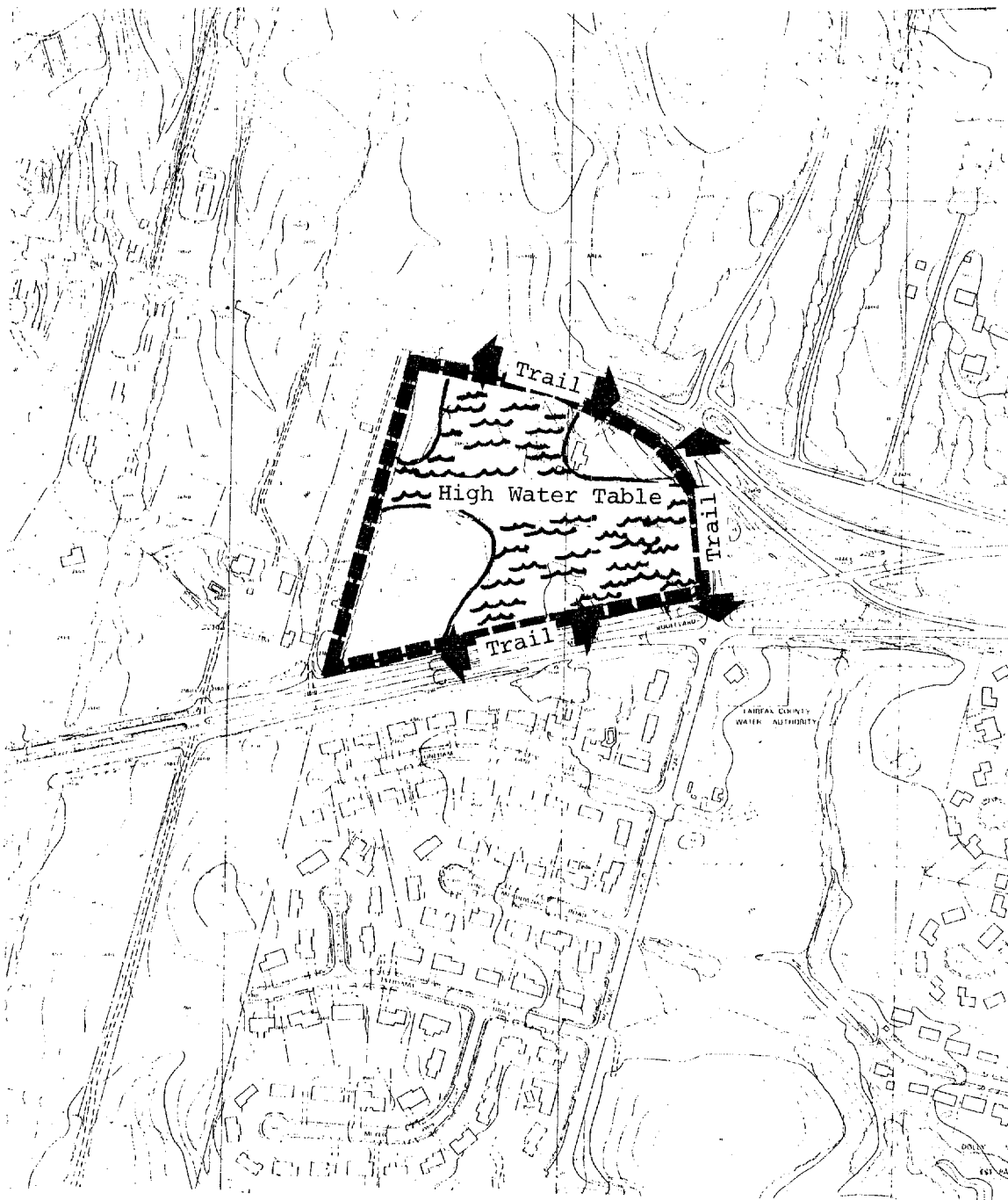
Measured from the near pavement edge, the property along Route 123 is affected as follows:

- 150' - present roadway noise impact area
- 200' - estimated future roadway noise impact area.

Design Considerations

The Generalized Development Plan shows 33 single family residential lots on this 14.5401 acre parcel, a density of 2.27 du/ac. The open space shown does not qualify for development under the alternative density provisions of the ordinance, therefore, minimum lot size will be 10,500 sq. ft.

A primary concern with development on this site is the provision of access without undo impedance of traffic flow on the highways on either side of the property. Other concerns



REZONING

77-D-083

involve provision of a noise barrier along Dolley Madison Boulevard and appropriate engineering consideration during construction to the high water table portions of the site.

With regard to access to Dolley Madison Boulevard, the location shown is over 700 feet from the next median break to the west where access will be provided the subdivision now under construction south of Route 123. The access point is approximately 900 feet from the Georgetown Pike ramp and Evermay Subdivision entrance to the east. Therefore, the proposed location is acceptable.

A service road is shown from the entrance west to the adjacent property. While constructing the service road as a direct extension of the loop road serving the site would be preferable from a street design point of view, the alternative shown, adjacent to Route 123, is acceptable in view of the light traffic anticipated. If the adjacent parcel to the west redevelops, it should have direct access to Dolley Madison at median break being built for Application 74-3-137. The proposed service drive permits a preferred residential pattern.

The development plan portrays no direct access to Route 193, but includes a street which stub ends at the property boundary. This is the preferred arrangement. A northern access will be appropriate from the adjacent property, but is not desirable from a safety viewpoint from this property because it would be located where Route 193 forks.

A noise attenuation barrier is needed along Dolley Madison Boulevard to buffer yards and lower floors of the homes from highway noises, an intrusion which will worsen with continuing development to the west. The development plan portrays a brick wall along all of this southern boundary from its eastern limit to the entrance. In view of the brick wall constructed to buffer the Evermay Subdivision, a compatible wall would appear suitable here. The existing wall exceeds four feet in height. To be effective, the new wall will also require a height in excess of four feet in most areas. It is noted, a wall exceeding four feet will require a variance.

CONCLUSIONS AND STAFF RECOMMENDATIONS ON REZONING

The application is in conformance with the comprehensive plan in that it proffers single family residential development near the low end of the comprehensive plan density range.

The proffered plan provides adequately for the two major concerns related to site development, i.e., site access and provision of a noise buffer.

Therefore, the staff recommends that the Zoning Ordinance, as it relates to the subject property, be amended from the RE-1 District to the R-12.5 District subject to the conditions already proffered and to proffer of the additional development conditions listed in the final section of this report pursuant to Virginia Code 15.1-491(a).

STAFF RECOMMENDATION ON DEVELOPMENT PLAN

Should the Board of Supervisors intend to rezone the property as the applicant has requested, the staff recommends that development should be in strict accordance with the provisions of applicable ordinances and regulations and that the following additional development conditions should be proffered.

Transportation

- o Dedicate right-of-way along Dolley Madison Boulevard, Route 123, to 80 feet from the centerline of the west bound lane in the area where the service road is to be constructed.

Note: While not a proffer requirement, the right turn lane into the development will have to be lengthened to meet minimum standards, at time of subdivision plan approval.

- o Construct a minimum standard deceleration/left turn lane from Route 123 into the site.
- o Dedicate right-of-way along Georgetown Pike, Route 193, to 45 feet from centerline.
- o Construct or arrange for construction of a Type 1-A trail along the Dolley Madison Boulevard frontage. See Appendix 3.

Environment

- o Preserve to the extent possible the healthy mature trees and ornamental shrubbery around the existing single family residence. The shrubbery may require relocation.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any of the referenced proffers, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Appendices:

1. Rezoning Affidavit
2. Development Data
3. FCPA Memorandum
4. Glossary

REZONING AFFIDAVIT

77-D-083

I, Barbara A. May, do hereby make oath or affirmation that I am an applicant in Rezoning Case Number 1 which was filed on 10th day of August, 19 77, and that to the best of my knowledge and belief the following information is true:

1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, or lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
Barbara A. May	1229 Perry William Dr., McLean, Va.	Owner-Applicant
DeLashmutt Assoc.	1327 N. Courthouse Rd., Arl., Va.	Engineer-Surveyor
William B. Lawson	1400 N. Uhle Street, Arlington, Va.	Attorney
May Properties, Incorporated	1200 Potomac School Rd., McLean, Va.	Builders

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
Gene H. May	1229 Perry William Drive, McLean, Va.	Stockholder
Barbara A. May	1229 Perry William Drive, McLean, Va.	Stockholder

(c) That the following constitutes a listing of all partners, both general and limited, in any limited partnership of the foregoing:

Name	Address	Relationship
NONE		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

NONE

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

NONE

WITNESS the following signature this 16th day of January, 19 78

Barbara A. May
Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 16th day of January, 19 78, in the State of Virginia

Mary Ann Torcigissa
Notary Public

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3

My commission expires: 7/28/81

INFORMATION RELATED TO THE GENERALIZED DEVELOPMENT PLAN

- A. See Generalized Development Plan.
- B. See Generalized Development Plan.
- C. The property is generally open with some scattering of trees. Consistent with the Generalized Development Plan, as many trees as can will be preserved. There are no other scenic assets or natural features to be protected or preserved.
- D. The Area II Comprehensive Plan of the County indicates residential development for the subject property at a density of two to three dwelling units per acre. The proposed plan projects development of thirty-three (33) residential units creating a density of 2.269 units to the acre which is at the lower end of the density range and in complete accordance with the Adopted Comprehensive Plan.
- E. Since the property is to be developed in detached single-family residences and is bordered on three sides by heavily traveled major thoroughfares, no adverse effects prompted by the proposed development are anticipated on neighboring properties.

A brick wall screening a portion of the subject property from Dolley Madison Boulevard will be provided and access to the development shall be direct from Dolley Madison Boulevard (Route 123).

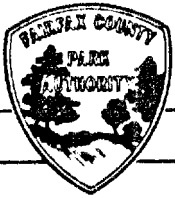
- F. No buildings proposed on the Generalized Development Plan will exceed 40 feet in height.
- G. Not applicable.
- H. The maximum number of dwelling units proposed is thirty-three (33).
- I. The development when completed will contain two tennis courts and a recreation area.
- J. Public utilities with capacity adequate to serve the proposed development currently exist or can be provided to the site. No off-site improvements are contemplated.

-2-

- K. The project will be developed in one continuous section and will follow a reasonable development program. The commencement and completion dates are not precisely known at this time.

I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned.


BARBARA A. MAY

**Fairfax County Park Authority****M E M O R A N D U M**

To: Philip G. Yates, for Staff Coordinators
Chief, Plan Implementation Branch - OCP

Date: 12-20-77

From: Larry Gordon, Assistant Superintendent
Division of Land Acquisition - FCPA *LG*

Subject: 77-D-083
Loc: 31-1-((1))-12

The Fairfax County Park Authority staff has reviewed the subject generalized Development Plan for R-12.5 rezoning and has made the following recommendations:

- Any open space and/or recreational facilities associated with the development should be dedicated to the Homeowners Association.

- The developer should construct or arrange for the construction of Type 1-A trails along Georgetown Pike (Rte 193) and Dolley Madison Boulevard (Rte 123) in accordance with the County Trails Plan. (Specs: 6'-8' wide, 2" asphalt cover, 4" gravel base).

cc: Oscar Hendrickson - DEM
John Hardy - OCP

LG/rk

DEC 21 1977
PLANNING

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

BUFFER - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

COVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

Common - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

Dedicated - Open space which is conveyed to a public body for public use.

Developed Recreation - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use or structure which is located but is not permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Allowed to continue due to its existence prior to the effective date of the Zoning Regulation(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Adjustment upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOGRAPHIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subsheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valley, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

SHRINK-SWELL RATE - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Restudy of the Potomac Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

TRIASSIC GEOGRAPHIC PROVINCE - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks.

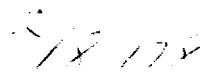
PROFFER STATEMENT

1. The maximum number of dwelling units shall be thirty-two (32).
2. Applicant will dedicate right of way along Dolley Madison Boulevard, Route 123, to 80 feet from the centerline of the westbound lane in the area where the service road is shown to be constructed.
3. Applicant will construct a minimum standard deceleration left turn lane from Route 123 into the site provided approval is given by VDH&T.
4. Lots shown on the Generalized Development Plan as 1,2,3,4,5 and 6 will each contain a minimum of 15,000 square feet.
5. Applicant will provide a 7 foot high brick wall and an ever-green hedge at least 6 feet high around the property as shown on the Generalized Development Plan. If the height of the brick wall requires approval of the Board of Zoning Appeals, this proffer, only as it relates to the height of the brick wall, is contingent upon such approval.
6. An existing tree of approximately 48 inches in diameter shown on the Generalized Development Plan will not be disturbed by the developer and will be protected during construction from injury from installation of utilities, excavations, etc. Since the exact location of the tree may be within the existing or possible future right of way owned by VDH&T, applicant and successors in title agree to exert their best efforts to preserve the tree after construction. Applicant will to the extent possible preserve the healthy mature trees now on the property.

It is hereby proffered that the development of the subject property of this application shall be in accordance with the conditions set forth in this submission as described above and in the proffered development plan unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned.



BARBARA A. MAY



DATE

UNCLASSIFIED	CONFIDENTIAL	SECRET
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OFFICIAL ROUTING SLIP

TO	NAME AND ADDRESS	DATE	INITIALS
1	Tom y	2/10	A.T.Z
2	ED: THANKS TO EDIE FOR HER		
3	TWICE & EXTRA EFFORT. PLEASE		
4	SEND FYI COPY OF NFE TO		
5	[Redacted] A.D/L.		
6	FILE —	2/10	

ACTION	DIRECT REPLY	PREPARE REPLY
APPROVAL	DISPATCH	RECOMMENDATION
COMMENT	FILE	RETURN
CONCURRENCE	<input checked="" type="checkbox"/> INFORMATION	SIGNATURE

Remarks:

Edie attended the Hearing last night (it didn't adjourn until 11:30pm) and has submitted a Daily Item -- essentially, the request was approved by the Zoning Commission to construct 32 houses on the site. Formal approval by the County Board of Commissioners is expected on 26 MAR

FOLD HERE TO RETURN TO SENDER

FROM: NAME, ADDRESS AND PHONE NO.	DATE
3/10/79	3/10/79

UNCLASSIFIED	CONFIDENTIAL	SECRET
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SENDER WILL CHECK CLASSIFICATION TOP AND BOTTOM					
UNCLASSIFIED		CONFIDENTIAL		SECRET	
OFFICIAL ROUTING SLIP					
TO	NAME AND ADDRESS		DATE	INITIALS	
1					
2					
3					
4					
5					
6					
ACTION		DIRECT REPLY		PREPARE REPLY	
APPROVAL		DISPATCH		RECOMMENDATION	
COMMENT		FILE		RETURN	
CONCURRENCE		INFORMATION		SIGNATURE	
Remarks:					
<p>I SPOKE WITH D/L ON THE SUBJECT. HE AGREED O/S SHOULD BE NOTIFIED AND SOMEONE FROM REB/RECD SHOULD ATTEND THURSDAY'S HEARINGS TO JUST LISTEN. HAVE SPOKE WITH [REDACTED] [REDACTED] AND SENT HIM COPY OF ATTACHED. ITS UP TO HIM IF HE WANTS TO SEND ONE OF HIS SECURITY OFFICERS TO THE HEARINGS. PLEASE</p>					
FOLD HERE TO RETURN TO SENDER					
FROM: NAME, ADDRESS AND PHONE NO.				DATE	
HAVE MFR PREPARED BY OUR ATTORNEY					
Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3					
UNCLASSIFIED		CONFIDENTIAL		SECRET	

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3

UNCLASSIFIED				CONFIDENTIAL				SECRET			
OFFICIAL ROUTING SLIP											
TO	NAME AND ADDRESS						DATE		INITIALS		
1	TONY						2/3		ATZ		
2	DIRECTOR OF LOGISTICS FYI						6 FEB 1978		Z		
3	All one for O/S										
4	C/REC'D						2/7		ATZ		
5	Jim: We will pass this on to O/S for their										
6	INFORMATION IF YOU AGREE, Tony 2/3/78										
ACTION				DIRECT REPLY				PREPARE REPLY			
APPROVAL				DISPATCH				RECOMMENDATION			
COMMENT				FILE				RETURN			
CONCURRENCE				INFORMATION				SIGNATURE			
Remarks: WE have checked the address, 6300 Georgetown Pike and this is Parcel 40 on the Fairfax County Assessment rolls. The deed is registered in the name of the Bureau of Public Roads. We have used the land for recreational purposes, but have never held title to it. I informed Jim Garrett and he believes the problem stems from a time when BPR came under Commerce.. in any event, it's his problem, not ours. As to rezoning, don't think there is much the USG can do about it..if it goes thru we'll just see 52 houses instead of the one now sitting there.											
FOLD HERE TO						R					
FROM: NAME, ADDRESS						DATE					
						2/3/78					
UNCLASSIFIED				CONFIDENTIAL				SECRET			

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260004-3

STAT



To : Chief

From: Jim Garrett
Real Property Officer
Department of Commerce
377-4017

Is Langley Headquarters 6300 Georgetown Pike,
if so, Commerce is on the deed. Do you want
that to be by design or is it a mistake?

<input type="text"/>	PLEASE OBTAIN	REC'D
	DETAILS AND MAKE	3C 22/1
	ARRANGEMENTS TO ATTEND	DC
	THE HEARINGS. LET ME KNOW	EX <i>mm</i>
	OF YOUR FINDINGS. WHERE	SA
	IS THIS PROPERTY. IS OUR	3 C/REB
	ADDRESS AT HOW 6300 GEORGETOWN	RO
	PIKE?	C/FEngB
	<input type="text"/>	PE
		C/HEB
		PE
		FILE